

EXHIBIT E
URBAN SPRAWL ANALYSIS

Urban Sprawl Analysis

Urban sprawl has been recognized as a very expensive and undesirable trend in unmanaged growth. Urban sprawl results in higher initial cost due to the increased amount of infrastructure necessary to serve dispersed low-density development (longer runs of pipe and pavement to serve an equal number of dwelling units). Sprawl also increases day to day operating costs that go on year after year (maintenance on the greater amount of required infrastructure, increased travel time and fuel, etc.). Sprawl also tends to be wasteful of resources by consuming inappropriate amounts of land thus forcing future development into less appropriate areas for development.

The elimination of urban sprawl in new land development is a central theme in both Chapter 163 and the County's Comprehensive Plan.

The state planning laws also support innovative and flexible planning techniques including new towns in order to create a more efficient pattern of development. The statute requires when these techniques are used you must demonstrate protection of environmentally sensitive areas, maintaining economic viability of agricultural and other rural land uses and provide for cost-efficient delivery of public facilities and services. When these factors are present then approaches such as new towns are considered a method to discourage urban sprawl.

A. CONSISTENCY WITH CHAPTER 163, FLORIDA STATUTES – URBAN SPRAWL INDICATORS

Chapter 163.3177(6)(a)9., F.S., presents 13 primary urban sprawl indicators against which the proposed amendment must be evaluated. A “no” answer to each of the following questions indicates that a proposed development does not promote urban sprawl. A yes answer requires further evaluation to determine the extent, amount or frequency of that indicator.

1. Does the proposed amendment promote the development of low-intensity, low-density, or single use development?

No, the Project does not promote low-intensity and low-density development. As described in the summary of the project, Golden Ocala includes a mixture of uses anchored by the World Equestrian Facility including commercial, equestrian recreation, and a range of housing types including equestrian estates, traditional single-family and multi-family units.

The proposed amendment improves the mixed use potential/capacity of Golden Ocala. It does this by increasing the commercial and hotel entitlements and RV units providing a better mix for the existing residential units and the anticipated impact of the World Equestrian Center as a destination for the County. Golden Ocala also includes a wide range of housing types from condo and multi-family units, single family residential to unique equestrian style lots which is fitting for a project containing the World Equestrian Center facility. Further, the proposed amendment creates a new land use category – World Equestrian Center – which is itself a

mixed-use category designed to provide a mix of uses in proximity to the World Equestrian Center itself.

2. Does the proposed amendment designate significant amounts of urban development in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development?

No, Golden Ocala is an approved urban area and has been for many years. The residential construction has not been rapid, but the development has been approved through its vested DRI, PUDs, special use permits and future land use approvals for many years. Additionally, the majority of the expansion area has already been approved for intense development for many years. Significant infrastructure investments have been made by both the developer and Marion County in and around Golden Ocala to serve this urban area.

The proposed amendment increases retail square footage, hotel rooms, event seating and RV units while also significantly decreasing residential dwellings units already approved on the FLUM. Thus, the decrease in residential units partially off-sets any increase in impacts on transportation, water, sewer etc. All of the urban development is focused on the urban core of Golden Ocala and away from the rural edge of the Project and the County.

The more rural edge of the Project contains rural development, Equestrian Estate Lots built at a density of 1 unit per 3 acres, equestrian recreation uses and some low density residential development. There is no increase in residential units created by this amendment. The amendment expands the residential entitlements already approved for Golden Ocala and retires the dwellings on some of the expansion parcels. Thus, the amendment results in no increase in residential units.

The amendment does propose an expansion of the County's Urban Growth Boundary on 118 acres. This proposed expansion is approximately 5% of the Project boundary. Those lands are currently designated Rural on the FLUM but are directly adjacent to lands within the UGB with no leapfrogging of properties. The 118 acres and adjacent properties are planned for low residential and/or Equestrian Estate Lots. This pattern creates a logical extension of the existing Golden Ocala project. As amended, the Project will actually create a transition boundary from the commercial core of the development to lower density Equestrian Estate housing suitable for equestrian living. These Equestrian Estate homes will provide a transition to the County's Farmland Preservation Area Boundary and Rural designated lands.

3. Does the proposed amendment promote urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban development?

No, the amendment does not promote urban development in an inefficient pattern such as radial, strip or ribbon patterns. The Project revises the Golden Ocala project to reduce residential units on the FLUM but increase commercial and hotel units centered around the World Equestrian Center and in key locations along US 27 and State Road 40, key entrances into Golden Ocala and the World Equestrian Center.

Furthermore, Golden Ocala is an approved urban area and has been for many years. The proposed amendment directs all new non-residential development into the urban area of the Project boundary – areas that have been approved for urban development for some time now.

The development pattern created by the Project is not a sprawling development but rather a logical extension with high density/intensity at its core and lower densities and intensities with equestrian estates, rural densities and equestrian recreation uses on the edge creating a compatible buffer to the Farmland Preservation Boundary. The significant decrease in residential units further supports this lack on intense development on the project edges.

4. Does the proposed amendment fail to protect and conserve natural resources such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers and other significant natural systems.

No. The subject property is very suitable for development as demonstrated in the environmental analysis conducted by Modica & Associates. The report identified very few wetlands and listed species on site. Any environmentally sensitive areas are on the edge of the Project where rural development, equestrian recreation uses and lower density development is proposed. During site planning and environmental permitting the property will be analyzed in more detail which allows for site planning to work around environmental features.

5. Does the proposed amendment fail to protect adjacent agricultural areas and activities including unique and prime farmland and soils?

No. There are no agricultural areas or activities which are adjacent or would be adversely impacted by the amendment. The property also does not contain any unique and prime farmland or soils. Adjacent to the amendment boundary to the north and west is the County's Farmland Preservation Boundary. The Project's core development is not adjacent to this Boundary; rather, it is adjacent to the World Equestrian Center and along US 27 and State Road 40 at the main entrances of the Project.

Residential densities are stepped back toward the edge of the Project in keeping with the Farmland Preservation boundary. The land uses along the edge of the Project include rural development, equestrian recreation, Equestrian Estate Lots at a density of 1 unit per 3 acres and some low density residential. In addition to lowering densities on the edge, the amendment removes over 1,800 residential units already approved on the FLUM and extends Golden Ocala's already approved units onto those properties.

The County's development controls further protect the edge of this Project from impacting the larger Farmland Preservation Boundary. Additional comprehensive plan amendments and the required supporting analysis must be provided in order to further extend into the Farmland Preservation Area. The Golden Ocala and the World Equestrian Center provide a unique project in Marion County providing for stepped down Equestrian Estate Lots and equestrian recreation uses connected by trails to more intense urban areas in close proximity but far enough away to protect the agricultural edge. The World Equestrian Center fits Marion County's vision as an equestrian community and its branding and supports the County's economic vision.

Finally, the Equestrian Estate Lots are planned for stormwater purposes as one acre landscaped and two acres natural which will serve to protect any natural features on that portion of the Project. This would also help protect off-site features as well.

6. Does the proposed amendment fail to maximize the use of existing public facilities and services?

No. The Project is within the water and sewer service area of the County, and public facilities are currently available to the site. The land is a logical extension of the County's services since the County already services the surrounding area. Golden Ocala constructed services as part of the Project along with investments from the County helping make the area suitable for urban development. Golden Ocala has been approved for many years and in 2017 received comprehensive plan approval for the World Equestrian Center development. To date central water and sewer are constructed, schools are available to the site and a fire stations is contiguous to the Project.

The proposed amendment adds new non-residential development limited to the urban portion of Golden Ocala and on new lands that have already been planned/approved for urban development on the County's FLUM. The Project also adds residential lands but actually reduces the development intensity by approximately 1,880 units. Lower residential densities are planned on the edge. The developer has the option to build up to 300 Equestrian Estate Lots at a density of 1 unit per 3 acres. All of those units will be on the edge of the Project adjacent the Farmland Preservation

Boundary. Another 160 acres are planned to remain to develop consistent with the County's rural requirements at 1 unit per 10 acres.

The revised master plan results in an improved mix of land uses to serve the World Equestrian Center, the planned northern and southern urban centers for the Project and the larger areas surrounding Golden Ocala to the north and east. This master plan will help tie together lands that were already planned for urban development by the County prior to this amendment.

7. Does the proposed amendment fail to maximize the use of future public facilities and services?

No, for the reasons mentioned above, the Project is in an area that is planned for urban development both now and into the future. The amendment further reinforces the development of this area where public facilities have already been constructed. The land is a logical extension of the County's services since the County already services the surrounding area.

8. Does the proposed amendment allow for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government?

No. Golden Ocala and most of the proposed expansion area has been an approved urban area on the FLUM for years. This amendment ties these areas together in a cohesive master plan. Furthermore, urban facilities have already been constructed to serve this area including water, sewer, roads, fire stations and schools. Expanding Golden Ocala is an efficient use of public facilities.

New residential areas are proposed with higher densities located adjacent to the mixed use cores integrating commercial centers with the higher residential areas. Residential densities are reduced as you move further from the urban core until you have rural and Equestrian Estate Lots on the Project's edge. Thus the edge will provide a planned transition into the larger Farmland Preservation Boundary. All of this is occurring while the plan results in an elimination of 1,880 units from the FLUM.

9. Does the proposed amendment fail to encourage development which would, by its location, provide a clear separation between rural and urban uses?

No, the proposed amendment is a logical expansion of the County and Golden Ocala and provides a transition from the more intense portions of

Golden Ocala to the Farmland Preservation Area Boundary. The amendment creates this transition as follows:

- 160 acres on the edge of the Project will remain Rural. The Project will have the WEC designation and once developed will either be dedicated to equestrian recreation use or have the rural density of 1 unit per 10 acres if residential.
- 300 Equestrian Estate Lots are proposed at the edge of Golden Ocala at 1 unit per 3 acres. These lots provide a transition to the Low Residential and then higher density portions of Golden Ocala.
- The amendment results in the elimination of approximately 1,880 units from the FLUM. Golden Ocala's approved residential units are being extended to the expansion parcels while eliminating the residential densities currently assigned to those parcels.
- Finally, the proposed World Equestrian Center supports the County's equestrian community and its future growth. Golden Ocala is a unique project blending the economic growth with the protection of existing farms.

10. Does the proposed amendment discourage or inhibit infill development or the redevelopment of existing neighborhoods and communities?

No. The proposed project will not inhibit or discourage infill development. Golden Ocala is not a new project. It has been approved for many years through its vested DRI and PUD approvals and in 2017 the latest comprehensive plan amendment approvals which included the World Equestrian Center. This latest amendment actually reduces approximately 1,880 units from the FLUM while increasing non-residential square footage (hotel and commercial) adjacent the World Equestrian Center and the northern and southern mixed use centers creating a new regional attractor for Marion County. Since there is no increase in residential units, this Project is not taking units from other developments in the County. By eliminating residential units and developing additional non-residential this Project should result in the growth of the County's economic base benefiting surrounding properties and larger Marion County.

11. Does the proposed amendment fail to encourage an attractive and functional mix of uses?

No. The amendment significantly improves the FLUM by creating a new mixed-use FLU category (World Equestrian Center) and by providing a mixed use master plan for these lands that have long been approved for urban development. Golden Ocala and the larger surrounding properties have long been approved for urban development as reflected in the existing land use analysis supporting this amendment. The Golden Ocala

amendment creates new urban centers that are supported by higher density residential, hotels and RV units adjacent these core areas. This results in a clear master plan replacing a combination of urban designated lands with no focus. The Golden Ocala amendment ties these areas together as follows:

1. Northern Commercial Center (Areas¹ 2, 3 and 4) - Golden Ocala and separate properties have been approved for Commercial, Urban Residential and Medium Residential at US 27 and NW 80th Avenue for many years. This amendment links these areas together with a mixed use development integrated with higher density residential on both the north and south sides of US 27.
2. Southern Mixed Use Center (Area 6) - As part of the 2017 amendment Golden Ocala agreed to build a major entrance to the south to relieve traffic from NW 70th Avenue. The benefit of this change is an opportunity to create a mixed use entrance at State Road 40.
3. World Equestrian Center/Central Mixed Use Center (Area 7) - The 2017 amendment was already approved with a commercial node adjacent to the WEC and RV units along NW 80th Avenue. This mixed use area adjacent the WEC will provide a focal point for that area.
4. The edge of Golden Ocala (Areas 1, 5 and 8) includes rural development, equestrian recreation and Equestrian Estate Lots providing a natural transition to the Farmland Preservation Boundary to the west and north of the Golden Ocala project.

12. Does the proposed amendment result in poor accessibility among linked or related land uses?

No. The Project will include internal connections between uses providing a high level of accessibility. Internal connectivity will be addressed at the time of local development approval.

13. Does the proposed amendment encourage development which would result in the loss of significant amounts of open space?

No. The supporting land use analysis identifies that this amendment includes 2,306 total acres. Out of that total, 1,707 acres (74%) have already been approved for urban development before this amendment was even proposed. Another 321 acres are proposed to be redesignated from rural to urban land uses but all of these lands are already within the County's UGB and thus were planned to be developed as urban in the future. The

¹ The Areas referred to herein are defined and depicted in the support material to which this Exhibit is attached.

environmental report from Modica & Associates clearly demonstrates that these lands are very suitable for urban development. Another 160 acres that will remain outside of the County's UGB are planned to develop consistent with the County's rural requirements; those lands are planned for equestrian recreation uses or may develop as large lot residential at a density of 1 unit per 10 acres. That leaves 118 acres (5% of this amendment boundary) as lands transitioning from rural to urban uses that are currently outside of the UGB. Other sections of this amendment support document addresses why this change is consistent with the County's plan.

Golden Ocala's master plan protects open space internally and the adjacent Farmland Preservation Boundary in the following ways:

1. The project uses the best tool to protect rural lands which is to establish clear urban areas and a step down in density and intensity to the edge of the Project.
2. The master plan places rural development, Equestrian Estate Lots, equestrian recreation and low density residential on the edge of the Project. Because the Project is dedicated to the equestrian community emphasis is placed on larger lots to encourage an equestrian lifestyle but with some urban amenities.
3. Rural development is planned on lands to the west of Golden Ocala that would develop as equestrian recreation or large lot residential at 1 unit per 10 acres consistent with the County's rural requirements and further create a transition to the Farmland Preservation Boundary to the north and west of Golden Ocala.
4. The Project also adds residential property to the Project but does not add any of the residential density already dedicated to those parcels. Thus, the Project actually reduces residential density on the Marion County FLUM by 1,880 units.
5. According to the Project's stormwater planning, 2/3 of the rural/Equestrian Estate Lots are planned as non-landscaped areas. These lands are planned as part of the equestrian/horse farm lands of the Project. Thus, it is assumed that approximately 630 acres of the Equestrian Estate Lots are non-landscaped areas which may serve as open space, conservation or other features. This leaves 1/3 or 315 acres as planned landscaped areas. This further protects open spaces in the Project.

Result of Urban Sprawl Analysis: The proposed amendment triggered none of the 13 indicators for urban sprawl.

B. CONSISTENCY WITH CHAPTER 163, FLORIDA STATUTES – DEVELOPMENT PATTERNS

Chapter 163.3177(6)(a)9.b., F.S., presents 8 development patterns or urban forms. If 4 or more of the development patterns or urban forms are achieved then the it shall be determined that the amendment discourages the proliferation of urban sprawl. A “yes” answer to each of the questions indicates that a proposed development does not promote urban sprawl.

1. Directs or locates economic growth and associated land development to geographic areas or the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Yes. Golden Ocala and the World Equestrian Center is planned as a regional attractor but this growth is not at the expense of the County’s rural lands. With the foundation of the Project being the County’s equestrian community, the rural edge is protected by directing the intense development to the core of the Project far away from the Farmland Preservation Boundary.

The majority of the Project expansion (74% of amendment) is on lands that have already been approved for intense urban development by Marion County. This includes lands designated as Commercial, Urban Residential, Medium Residential and Low Residential. These lands have been determined by the County to be suitable for urban development.

All of the Project, except for some of the Equestrian Estate Lots and planned rural areas, will connect to central water and sewer which will help protect the springshed.

The environmental analysis conducted by Modica & Associates demonstrates that the amendment boundary is a very suitable location for urban development. There are very few wetlands on site and few listed species that require protection. Project site planning will also help protect open spaces and environmental resources on site.

The edge of the Project is dedicated to rural development, equestrian recreation, Equestrian Estate Lots and low density residential. Development at the edges will be at lower densities to provide the equestrian farm lifestyle that is an important component of the Project. Natural features can be incorporated into the site design to preserve conservation features.

For the lands that are currently designated Rural, they are composed of the following:

- 321 acres are designated Rural but are located within the urban service area and adjacent to Low and Medium Residential and suitable for urban development;
- 160 acres are Rural but are planned for Rural development;

- Only 118 – acres or approximately 5% of the amendment – are currently outside of the UGB and are being added to the Project as Low Residential. These lands are adjacent to the current UGB and suitable for development.
- Finally, while many residential acres are being added to the Project the actual density on the County’s FLUM is shrinking by 1,880 units.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Yes. Golden Ocala has been an approved urban development for many years. The developer and the County has made significant improvements and investment to serve this area with urban services including the construction of a sewer treatment plant, fire stations, schools etc. The World Equestrian Center is further proof of the vision to develop an intense urban development where urban infrastructure is in place to serve it. The Project is not only served by central water and sewer but it is also ideally located along US 27 and State Road 40 with direct connections to I-75.

74% the acres in this amendment are already designated with intense urban land uses on the Future Land Use Map. The amendment actually incorporates these parcels into a coherent master plan for this portion of the County.

160 acres on the edge of the Project are outside of the UGB but are planned to develop as equestrian recreation or large lot residential at 1 unit per 10 acres consistent with the County’s rural requirements.

Only 118 acres (5% of the amendment) are dedicated to lands currently Rural and proposed to be included in the UGB. These lands are suitable for urban development and are proposed for Low Residential use. The master plan identifies those lands for equestrian estates, equestrian recreation or low density residential.

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multi-modal transportation system, including pedestrian, bicycle and transit, if available.

Yes. This plan amendment makes Golden Ocala more mixed-use and provides three centers that can be used to encourage multi-modal connectivity both through-out the Project and locations for future transit connectivity if service is established. This is created through the following:

1. Density – The amendment includes a wide-range of density and housing unit types. This includes housing integrated into the urban

centers at US 27 and adjacent the WEC. Housing may also be integrated into the southern boundary in the future. This mixture of uses will encourage walking between the WEC, commercial uses, hotels and residential all within the Project.

2. The amendment further expands the housing choices and increases residential densities especially where Urban Residential is permitted north of US 27. The Project will range from multi-family and condo units to townhomes, single family, RV units and Equestrian Estate Lots on the edge of the Project.
3. Golden Ocala will be connected internally by both the internal road system and equestrian trails. Since Golden Ocala is a gated community, the speeds can be minimized allowing for golf carts and pedestrians to travel along the side of the roads and still feel safe.
4. The amendment creates a master plan for this portion of Marion County capturing properties that were already approved for urban uses and placing them in a master plan where these lands can be integrated into a mixed use development. The result is a more compact development, especially at and adjacent to the three mixed use nodes.
5. Transit facilities are not currently available west of I-75. This master plan provides for mixed use locations where it is possible that along US 27 and SR 40 at the northern and southern entrances transit facilities may become a possibility in the future.

4. Promotes the conservation of water and energy.

Yes. This plan amendment makes Golden Ocala more mixed-use and provides three commercial nodes that can be used to encourage multi-modal transportation. However, regarding water use and the golf course and equestrian components Golden Ocala uses large amounts of water. Golden Ocala has agreed to work to conserve water as required in FLUE Policy 10.5.1 #7 and is committed to do so in the future.

5. Preserves agricultural areas and activities including silviculture, and dormant unique, and prime farmlands and soils.

Yes. As previously mentioned, this amendment covers 2,306 acres and 1,707 acres are on lands already planned for urban development on the FLUM. Another 160 acres of the Project are located outside of the UGB and are planned to develop as equestrian recreation use or large lot residential consistent with the County's rural requirements. 321 acres of Rural land in the amendment boundary are already located in the UGB and have been planned for urban development. That leaves 118 acres of Rural land that is proposed to be added to the UGB.

Golden Ocala and the World Equestrian Center are dedicated to preserving the equestrian community in Marion County. One way Golden Ocala is

protecting this area by transitioning the Project's residential densities to be compatible to the Farmland Preservation Boundary. This step down in density and intensity allows for the preservation of open spaces on the edge with equestrian recreation, Equestrian Estate Lots and rural development. The amendment also eliminates 1,880 residential units that were already approved by Marion County. Instead the amendment spreads Golden Ocala's existing residential units over the amendment boundary. The amendment also focuses development at the mixed use cores with higher densities adjacent those urban centers.

Finally, the proposed World Equestrian Center supports the County's equestrian community and its future growth. Golden Ocala is a unique project blending the economic growth with the protection of existing farms.

6. Preserves open space and natural lands and provides for public open space and recreation needs.

Yes. This plan amendment preserves open space and natural lands and provides for open space and recreation needs. As mentioned in #5 above, the majority of this amendment is dedicated to lands that have been approved for urban development for many years. Focusing urban development in planned urban areas is the best tool for protecting rural lands.

Since Golden Ocala is anchored by the World Equestrian Center, preserving lands for equestrian uses is a large component of the Project's master plan. The master plan dedicates urban development to the mixed use cores. The urban portion also includes the WEC which is dedicated to equestrian uses and includes open spaces for the equestrian events. Density is then reduced as you move away from the urban centers until you reach the rural edge.

Transitioning to the less dense areas, the Project includes equestrian trails internal to the Project as well as Equestrian Estate Lots at a maximum density of 1 unit per 3 acres. The plan also includes 160 acres of rural area that will develop as equestrian recreation or large lot residential at 1 unit per 10 acres. The stormwater plan for the 300 Equestrian Estate Lots assumes that only 1 acre of each lot will be landscaped. That means the other 2/3 of these Equestrian Estate Lots will be natural area or horse farm use etc. The Project assumes 630 acres as open space or non-landscaped area for these Equestrian Estate Lots.

Finally, the plan amendment includes over 1,000 acres of lands that are being added to Golden Ocala without adding any new residential densities. The plan actually eliminates 1,880 units already approved on the FLUM. This will also further reduce the residential densities on the edge of the Project and provide for more open space on site.

7. Creates a balance of land uses based upon demands of the residential population for the non-residential needs of an area.

Yes. This plan amendment furthers the goals of the Marion County Comprehensive Plan by improving the balance of land uses between residential and non-residential within Golden Ocala. The Marion County Plan does not have an adopted jobs/housing ratio or methodology for determining the jobs/housing mix. An accepted ratio is 1 employee = 400 square feet of commercial. This is a very conservative ratio and can be higher or lower depending upon the specific use or if an office use is included.

Golden Ocala is currently approved for 525,000 SF, the WEC and 385 hotel rooms. It is also unclear at this point how many jobs will be generated by the WEC. For the commercial component alone, using the ratio above 1,312 employees would be generated under the current approvals.

Golden Ocala is currently approved for 2,399 units. Marion County's average housing is 2.64 persons per household. Based upon the current approvals for the Project, it is assumed that Golden Ocala would have 6,333 residents. Marion County also has 46% of its population in the workforce. Applying this assumption you would have 2,913 employees in Golden Ocala that would be in the Marion County workforce. Comparing the total employees generated by the approved commercial development with the projected employees from Golden Ocala you have less than 1 job available for every 2 residents in the Marion County workforce.

The proposed amendment increases the maximum commercial development to 3.4 million square feet but a large portion was already approved on the Marion County comprehensive plan. If you used only the net increase, this amendment adds 1,121,889 square feet to the Marion County Plan. Using the same assumptions for employee generation, the 1.1 million square feet would generate 2,804 additional employees.

Once again, comparing the Golden Ocala residents to the assumed jobs generated there would be more jobs generated than residents at Golden Ocala. Thus, the amendment would be assumed to provide a job for every resident at Golden Ocala and would also provide a needed surplus of jobs for this portion of the County.

A quick glance at the County's FLUM identifies that there is little commercial development approved adjacent Golden Ocala but a significant amount of lands designated for Medium and Low Residential. The closest commercial areas are along I-75 and the new industrial park. This amendment creates a new commercial core for the County with Golden Ocala and the WEC as an employment generator for Marion County, a generator that reinforces the County's brand as the "Horse Capital of the World".

8. Promotes uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the

vicinity that constitutes sprawl or if it provides for an innovative development such as transit oriented development or new towns as defined in Section 163.3164, F.S.

No. This plan amendment does not meet this criteria. First, the amendment is not remediating an existing sprawl condition. The Project is in an area that has been planned for many years for urban development. The WEC is the catalyst for that planned development. The majority of lands included in this amendment that are being added have also been planned for urban development for many years by the County. Second, Golden Ocala is not a new town. It is part of the planned urban area in Marion County. However, it is a mixed use development and will have the commercial capacity to provide for many of the daily needs of its residents including employment which could help minimize trip lengths and provide more opportunities for a walkable development and self-sufficient community.